

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

June 15, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; and Klint Frei and Laurence Parker, Southwest Utah Public Health Department; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director; and Rachelle Ehlert, Deputy Civil Attorney;

CONDITIONAL USE PERMIT EXTENSION:

A. Request permission to build a single family dwelling within the OST-20 zone, Kolob Mountain on 39 acres near Kolob Reservoir. Kelly Blake, applicant.

This is an automatic annual review, with the applicant previously meeting the requirements for the Conditional Use Permit by submitting a site plan for a dwelling (Permit #6016), septic permit and letters from the Washington County Water Conservancy District stating they will serve culinary water to the property. A septic permit has been issued by the Southwest Utah Public Health Department. Building Inspector Henry Brannon completed a footings and underground plumbing inspection on July 13, 2009. The property is accessed from Kolob Mountain Road, then entering the 500 plus acres owned by the Blake's. The home is being built on the property line and east sectional line on the 39 acres. The site plan meets all setback requirements. **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

B. Review extension to have an accessory dwelling within a garage, located at 395 East Pine Valley Road, Lot 3B, in Pine Valley. Mike Albright.

This is the 3rd extension, with staff reviewing that the accessory dwelling was inspected for a 4-Way (framing, electrical, plumbing, and mechanical) on March 21, 2008, by the Building Official Kurt Gardner. In further review of the permit file, this update was for the main dwelling and not the accessory dwelling. As previously reviewed, the applicant submitted a site plan and floor plan for staff review. An additional septic permit was issued by the Southwest Utah Public Health Department. This meets the criteria set forth for accessory dwelling units, and the accessory dwelling seems to be incidental to the main dwelling. **The staff granted approval of the Conditional Use Permit extension for an additional year, whereas this area is seasonal in nature and the initial work that went into applying for the conditional use should be enough to keep the use active.**

C.. Request permission for an accessory dwelling above a garage at 255 S. 200 West, in Pine Valley. Rexine Rowley, applicant and Jeff Gardner, agent.

This is an automatic annual review for an accessory dwelling to be above a detached garage (Permit #6033). Building Official Kurt Gardner completed a rough electrical

inspection on March 15, 2010. Previously applicant obtained approval of the Washington County Water Conservancy District (WCWCD) on densities in the Pine Valley area for an upgrade to the septic system, so the Southwest Utah Public Health Department (SWUPHD) issued another septic permit. The property is within the RE-20.0 zone and meets the setback requirements of that zone. The applicant submitted a site plan and floor plan for review showing the sleeping quarters were labeled correctly). **The staff approved the Conditional Use Permit Extension for another year.**

CONDITIONAL USE PERMITS:

A. Request permission to build a single family dwelling within the A-20 zone, Red Butte Terraces, lot 4, near New Harmony. Daniel and Lynn Pendery, applicants.

The applicant had met some of the requirements for the Conditional Use Permit by submitting a site plan, and having water supplied by the North Valley Water Company, with a receipt from the Ash Creek Sewer District on water density. The representative from the Southwest Utah Public Health Department indicated they had not seen anything submitted for a septic permit. The site plan meets all setback requirements of 25' on all property lines of the 20 acres parcel. **The staff did not act on Conditional Use Permit for a single family dwelling. Notification will be sent to Mr. Pendery of the need for a septic permit and water certificate.**

B. Request permission to build a single family dwelling within the OST-20 zone, Kolob Mtn. adjacent to Zion Panorama Subdivision. Stanley Stevens, applicant.

The applicant has met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and deeds showing water rights from the Zions Panorama Water Company and right-of-ways to any and all roads across and to the property. Deeds show that this property was created into parcels of 26 and 14 acres in 1984, then added to a deed all-inclusive of Zion Panorama Subdivisions in 1992, then separated out to the original metes and bounds description in 2000. A septic permit has been issued by the Southwest Utah Public Health Department. The property is accessed from Kolob Mountain Road, Oak Valley Road, then traversing through Zions Panorama roadways. The house will be built on a point above the wash area, which is about the only portion on the two parcels that is useable on this steep terrain. The building official indicated that the applicant will need to meet the Urban Wildlands Interface Fire Codes and defensible space. The site plan meets all setback requirements. **The staff granted approval of the Conditional Use Permit for a single family dwelling for the period of one (1) year.**